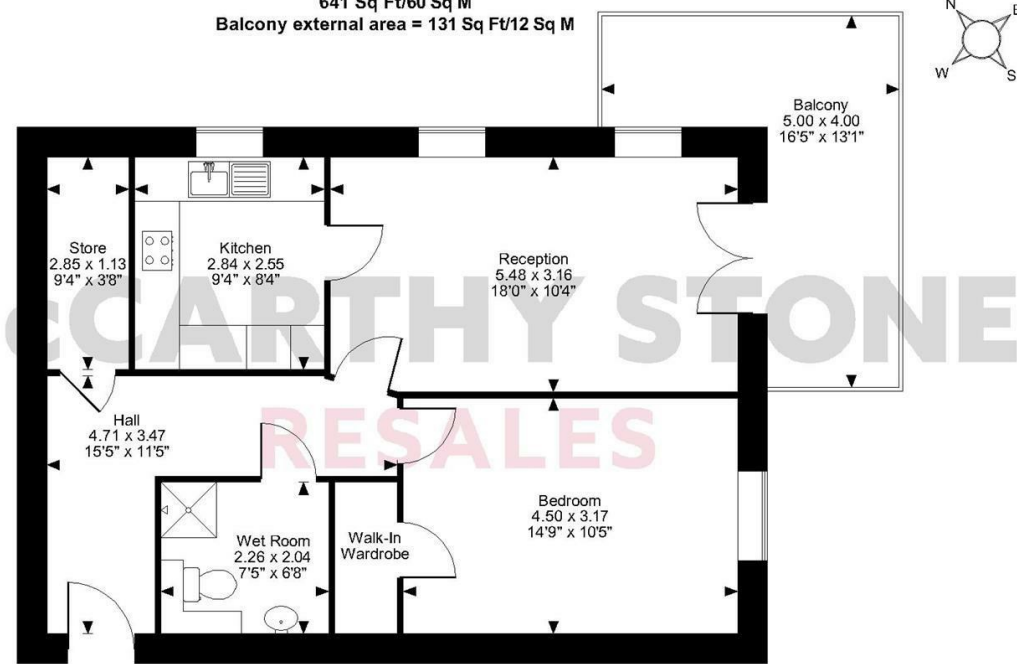


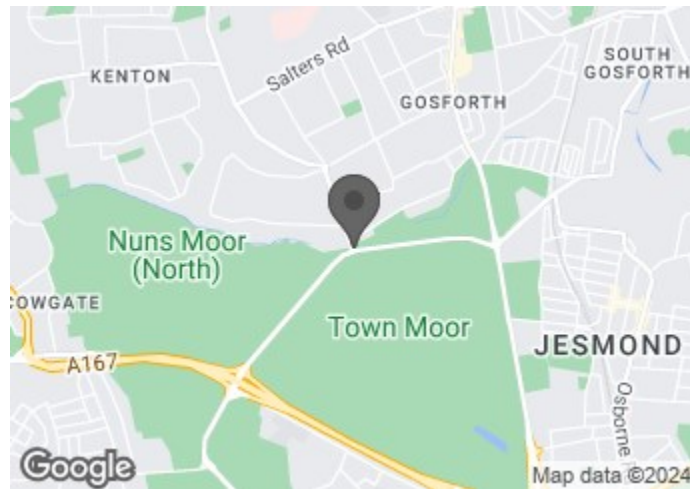
Kenton Lodge, Kenton Road, Newcastle upon Tyne  
 Approximate Gross Internal Area  
 641 Sq Ft/60 Sq M  
 Balcony external area = 131 Sq Ft/12 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
 RESALES**

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**McCARTHY STONE  
 RESALES**

**15 KENTON LODGE**  
 KENTON ROAD, NEWCASTLE UPON TYNE, NE3 4PE



A CORNER, DUAL ASPECT one bedroom apartment with WRAP AROUND BALCONY and VIEWS OF NUNS MOOR and the communal gardens of this McCarthy Stone Retirement Living Plus development. With on-site RESTAURANT, ESTATE MANAGER, CQC registered CARE TEAM on-site 24/7 and BESPOKE CARE PACKAGES available. BUS STOP located DIRECTLY OUTSIDE the development.

**ASKING PRICE £265,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# KENTON ROAD, NEWCASTLE UPON TYNE

1 BED | £265,000

## SUMMARY

Kenton Lodge was built by McCarthy & Stone purpose built for assisted living. The development consists of 53 one and two-bedroom retirement apartments for the over 70s. There is a Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge, dining room and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability. Kenton Lodge is situated in Gosforth which is bursting with history, you'll find a delightful mix of green open spaces such as such as Dukes Moor and Central Park with its attractive avenues of lime trees, ornamental flower and rose beds, plus busier areas where you can shop or enjoy the arts. It has a thriving shopping area which provides locals will all the amenities they need. As well as hosting a range of independent and well known shops such as Sainsburys, Boots and WH Smith, a number of banks, hairdressers and cafes are also located there. Lovers of golf will appreciate the number of golf courses including the City of Newcastle Golf Club, High Gosforth Golf Course and Gosforth Golf Course.

1 hour of domestic support per week is included in the service charge at Kenton Lodge with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

It is a condition of purchase that all residents must meet the age of 70 years.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom

## DUAL ASPECT LOUNGE

Patio doors open on to the large corner balcony. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point. Emergency pull cord.

## WET ROOM

Fully tiled and fitted with suite comprising of over head shower with shower curtain, grab rails, WC, vanity unit with sink and mirror above. Emergency pull cord. Wall mounted heated towel rail.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system

- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge £9,212.76 per annum (for financial year end 30th Sept 2024)

## CAR PARKING (PERMIT SCHEME)SUBJECT TO AVAILABILITY

Parking is by allocated space, please check with the Estate Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

## LEASE INFORMATION

999 years from 2016

Ground rent: £435 per annum

Ground rent review: Jan-31

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

